

**United States Bankruptcy Court
For the Eastern District of Texas
Sherman Division**

IN RE:) Case No. 05-41681
)
APRIL VON BRISCOE)
)
Debtor(s)) Chapter 7

Trustee's Final Report, Application for Compensation,
and Report of Proposed Distribution

CHRISTOPHER J. MOSER, the Trustee of the estate of the above named debtor(s), certifies under penalty of perjury, to the Court and United States Trustee, that the trustee has faithfully and properly fulfilled the duties of his office, that the trustee has examined all proofs of claim as appropriate in preparation for the proposed distribution, and that the proposed distribution attached hereto is proper and consistent with the law and rules of the Court. The Trustee applies for the commissions and expenses set forth herein and states that they are reasonable and proper.

I hereby authorize the Office of the United States Trustee to file by electronic means this Trustee's Final Report, Application for Compensation and Report of Proposed Distribution on my behalf, and I agree and acknowledge that the designation of my signature on this document, once filed, constitutes my valid signature for the purposes of 11 U.S.C. §704(9) and Fed. R. Bankr. Pro. 9011.

Therefore, the Trustee requests that the Final Report, Application for Compensation, and Report of Proposed Distribution be approved.

Date: June 8, 2006

/s/ Christopher J. Moser, Trustee
Christopher J. Moser, Trustee

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION

IN RE:	§	
	§	CASE NO. 05-41681
APRIL VON BRISCOE	§	(Chapter 7)
	§	
DEBTOR(S)	§	

TRUSTEE'S FINAL REPORT AND APPLICATION TO CLOSE
CASE AND DISCHARGE TRUSTEE

The Trustee of the estate presents the following final report:

1. The Trustee applies for commissions and expenses set forth in Schedule A and states: That they are reasonable and proper; that in the course of the performance of duties, the Trustee has advanced monies from personal funds for expenses, and the Trustee has not been reimbursed.
2. The Trustee submits Form I. as a summary of the assets and an estate property record. Any property scheduled under 11 U.S.C. Sec. 521(1) and not administered shall be deemed abandoned pursuant to 11 U.S.C. Sec. 554 (c).
3. The Trustee has reduced all assets of this estate to cash or otherwise lawfully disposed of them and the estate is ready to be closed.
4. The Trustee submits Form II. as the account of estate cash receipts and disbursements.
5. There is no agreement or understanding between the Trustee and any other person for a division of the compensation sought by this application except as permitted by the Bankruptcy Code.
6. The Trustee requests approval of this final report.
7. The Trustee has examined each and every claim filed and noted his approval of claims as filed, or he has filed objections to allowance or requests for reclassification.

SCHEDULE A-1

05-41681 APRIL VON BRISCOE

A. Receipts----- \$5,190.49

B. Disbursements

1. Secured Creditors----- \$0.00

2. Administrative----- \$2,095.64

3. Priority----- \$0.00

4. Other----- \$0.00

Total Disbursements----- \$2,095.64

C. Current Balance----- \$3,094.85

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No: 05-41681 BTR Judge: BRENDA T. RHOADES
Case Name: BRISCOE, APRIL VON

Trustee Name: CHRISTOPHER J. MOSER
Date Filed (f) or Converted (c): 04/04/05 (f)
341(a) Meeting Date: 05/23/05
Claims Bar Date: 12/05/05

For Period Ending: 06/08/06

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Estimated Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Abandoned OA=554(a) Abandon DA=554(c) Abandon	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 9416 Presthope Drive, Frisco, TX 75035 Gross Sale = \$167,500.00 less realtor's commission of \$3,000.00 less document preparation of \$250.00 less title insurance of \$1,244.00 less TX Owners Policy of \$1.00 less Tax certificates of \$46.50 less Recording Fees of \$36.00 less delinquent HOA fees of \$20.00 less Lockridge judgment of \$500.00 less Wilson judgment of \$500.00 less mortgage lien of \$156,407.53 less delinquent city tax of \$12.28 less delinquent school tax of \$34.67 less pymt to Briscoe of \$250.00 less misc fee of \$28.53 equals net proceeds of \$5,169.49.	200,392.00	5,169.49		167,500.00	FA
2. CASH Debtor Claimed 100% Exemption on Schedule C	37.66	0.00		0.00	FA
3. FINANCIAL ACCOUNTS Debtor Claimed 100% Exemption on Schedule C	800.00	0.00		0.00	FA
4. SECURITY DEPOSIT Debtor Claimed 100% Exemption on Schedule C	1,400.00	0.00		0.00	FA
5. HOUSEHOLD GOODS Debtor Claimed 100% Exemption on Schedule C	2,895.00	0.00		0.00	FA
6. WEARING APPAREL Debtor Claimed 100% Exemption on Schedule C	300.00	0.00		0.00	FA
7. FURS AND JEWELRY Debtor Claimed 100% Exemption on Schedule C	300.00	0.00		0.00	FA
8. 1997 TOYOTA AVALON Debtor Claimed 100% Exemption on Schedule C	5,000.00	0.00		0.00	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		21.00	Unknown

TOTALS (Excluding Unknown Values)	\$ 211,124.66	\$ 5,169.49		\$ 167,521.00	Gross Value of Remaining Assets
				\$0.00	(Total Dollar Amount in Column 6)

FORM 1
INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT
ASSET CASES

Case No: 05-41681 BTR Judge: BRENDA T. RHOADES
Case Name: BRISCOE, APRIL VON

Trustee Name: CHRISTOPHER J. MOSER
Date Filed (f) or Converted (c): 04/04/05 (f)
341(a) Meeting Date: 05/23/05
Claims Bar Date: 12/05/05

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

The Law Offices of Phillip P. Sauder is employed to represent the trustee. Michael Crane is employed as a realtor. On July 28, 2005, Order Authorizing Trustee to Sell Real Property (item # 1) was entered. No objections to proofs of claim are necessary.

Initial Projected Date of Final Report (TFR): 09/30/06 Current Projected Date of Final Report (TFR): 06/08/06

FORM 2

Page: 1

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 05-41681 -BTR

Case Name: BRISCOE, APRIL VON

Trustee Name: CHRISTOPHER J. MOSER

Bank Name: BANK OF AMERICA, N.A.

Account Number / CD #: *****4854 BofA - Money Market Account

Taxpayer ID No: *****1360

For Period Ending: 06/08/06

Blanket Bond (per case limit): \$ 300,000.00

Separate Bond (if applicable):

1 Transaction Date	2 Check or Reference	3 Paid To / Received From	4 Description Of Transaction	5 Uniform Tran. Code	5 Deposits (\$)	6 Disbursements (\$)	7 Account / CD Balance (\$)
09/07/05	1	Republic Title Escrow Acct 6500 Preston Rd, Ste. 101 Frisco, TX 75034	Proceeds from sell of home	1110-000	5,169.49		5,169.49
09/30/05	INT	BANK OF AMERICA, N.A.	Interest Rate 0.600	1270-000	1.61		5,171.10
10/31/05	INT	BANK OF AMERICA, N.A.	Interest Rate 0.600	1270-000	2.64		5,173.74
11/30/05	INT	BANK OF AMERICA, N.A.	Interest Rate 0.600	1270-000	2.55		5,176.29
12/13/05	000301	Phillip Sauder 5521 Greenville, Ave., Ste. 04-253 Dallas, TX 75206	Per Order 11/23/05 Attorney's Fees			2,095.64	3,080.65
			Fees	3210-000			3,080.65
			Expenses	3220-000			3,080.65
12/30/05	INT	BANK OF AMERICA, N.A.	Interest Rate 0.600	1270-000	2.05		3,082.70
01/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 0.600	1270-000	1.57		3,084.27
02/28/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	2.20		3,086.47
03/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	2.62		3,089.09
04/28/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	2.53		3,091.62
05/31/06	INT	BANK OF AMERICA, N.A.	Interest Rate 1.000	1270-000	2.64		3,094.26
06/08/06	INT	BANK OF AMERICA, N.A.	INTEREST REC'D FROM BANK	1270-000	0.59		3,094.85
06/08/06		Transfer to Acct #*****1937	Final Posting Transfer	9999-000		3,094.85	0.00

Page Subtotals

5,190.49

5,190.49

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 05-41681 -BTR
Case Name: BRISCOE, APRIL VON
Taxpayer ID No: *****1360
For Period Ending: 06/08/06

Trustee Name: CHRISTOPHER J. MOSER
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****4854 BofA - Money Market Account

Blanket Bond (per case limit): \$ 300,000.00
Separate Bond (if applicable):

1	2	3	4	5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)
COLUMN TOTALS						
Less: Bank Transfers/CD's					5,190.49	5,190.49
Subtotal					0.00	3,094.85
Less: Payments to Debtors					5,190.49	2,095.64
Net					0.00	0.00
					5,190.49	2,095.64

FORM 2

ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 05-41681 -BTR
Case Name: BRISCOE, APRIL VON

Trustee Name: CHRISTOPHER J. MOSER
Bank Name: BANK OF AMERICA, N.A.
Account Number / CD #: *****1937 BofA - Checking Account

Taxpayer ID No: *****1360
For Period Ending: 06/08/06

Blanket Bond (per case limit): \$ 300,000.00
Separate Bond (if applicable):

1	2	3	4	5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description Of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)
06/08/06		Transfer from Acct #*****4854	Transfer In From MMA Account	9999-000	3,094.85	

COLUMN TOTALS			3,094.85	0.00	3,094.85
Less: Bank Transfers/CD's			3,094.85	0.00	
Subtotal			0.00	0.00	
Less: Payments to Debtors			0.00	0.00	
Net			0.00	0.00	
TOTAL - ALL ACCOUNTS			NET	ACCOUNT	
BofA - Money Market Account - *****4854			NET DEPOSITS	DISBURSEMENTS	BALANCE
BofA - Checking Account - *****1937			5,190.49	2,095.64	0.00
			0.00	0.00	3,094.85
			5,190.49	2,095.64	3,094.85
			(Excludes Account Transfers)	(Excludes Payments To Debtors)	Total Funds On Hand

SCHEDULE B

05-41681 APRIL VON BRISCOE

TRUSTEE COMPENSATION:

Total Receipts =	\$5,190.49
Amount Returned to Debtor =	\$0.00
Total Receipts less Amount Returned to Debtor =	\$5,190.49
25% of first \$5,000.00 =	\$1,250.00
10% over \$5,000.00 & under \$50,000.00 =	\$19.05
5% over \$50,000.00 & under \$1,000,000.00 =	\$0.00
3% over \$1,000,000.00 =	\$0.00
Total Trustee Fees =	\$1,269.05

UNREIMBURSED EXPENSES: (SEE EXHIBIT "A")

Paralegal Time	198.00
Copies	0.00
Postage	0.39
Secretarial	7.50
Certified Order	0.00
Certified Mail	0.00
Travel	10.00
Federal Express	0.00
Recording Fees	0.00
Premium on Bond	<u>0.00</u>
TOTAL UNREIMBURSED EXPENSES =	215.89

RECORDS:

Trustee did not take possession of business or personal records of debtor.

X

Trustee did take possession of business or personal records of debtor.

Notice given to debtor on _____ to pick up business or personal records in hands of Trustee. If not picked up within 30 days such records or work files may be destroyed.

Exhibit "A"

Expenses

	<u>Time</u>	<u>Expense at \$30 / hr</u>	<u>Expense at \$60 / hr</u>	<u>Total Expense</u>
Paralegal Time:				
Setup New Bank Accts (2)	0.4	12.00		12.00
Preparation of Deposits (1) & Checks (1)	0.4	12.00		12.00
Request Bar Date	0.2	6.00		6.00
Reconcile Bank Balance (10 months)	1.0	30.00		30.00
Trustee's Final Report	1.0		60.00	60.00
Distribution Checks	0.3		18.00	18.00
Trustee's Final Account	1.0		60.00	60.00
Total Paralegal Time		60.00	138.00	198.00
Copies, Postage, Secretarial & Supplies:				
Certified Mail of Tax Return (<u>No. of Copies</u>	<u>Cost of Postage</u>	<u>Secretarial Hours</u>	<u>Certified Order</u> <u>Certified Mail</u> <u>Supplies</u>
Data Entry for Form 1			0.50	
Distribution Checks (quantity = 1)		\$0.39		\$10.00
Banking Folders & Supplies				
Column Totals	0	0.39	0.50	0.00 0.00 10.00

Paralegal Time	198.00
Copies = \$0.25 each	0.00
Postage	0.39
Secretarial @ \$15.00 per hr	7.50
Certified Order	0.00
Certified Mail	0.00
Supplies	10.00
Federal Express	0.00
Recording Fees	0.00
Premium on Bond	0.00
Grand Total =	\$215.89

**SCHEDULE C
EXPENSES OF ADMINISTRATION**

05-41681 APRIL VON BRISCOE

		AMOUNT <u>CLAIMED</u>	AMOUNT <u>PAID</u>	AMOUNT <u>DUE</u>
1	11 U.S.C. Sec 507(a)(1) <u>Court Cost & Fees</u> A. Notice & Claim Fees B. Adv. Filing Fees C. Quarterly Chapt 11			
2	11 U.S.C. Sec 503(b)(1)(a) <u>Preservation of Estate</u> A. Transportation B. Storage C. Wages D. Estates share FICA E. Watchman F. Insurance G. Upkeep H. Advertising I. Expenses in Sale of Real Estate J. Trustee's Bond			
3	11 U.S.C. Sec 503(b)(2) <u>Post-Petition Taxes</u> <u>and Related Penalties</u>			
4	11 U.S.C. Sec 503(b)(2) <u>Compensation and Reimbursement</u> A. Trustee Fees B. Trustee Expenses C. Attorney to Trustee D. Expenses for Attny to Trustee E. Attorney to Debtor F. Expenses for Attny to Debtor G. Auctioneers Fees H. Auctioneers Expenses I. Appraiser J. Accountant Fees K. Accountant Expense	1,269.05 215.89 2,000.00 95.64 0.00 0.00 0.00 0.00	0.00 0.00 2,000.00 95.64 0.00 0.00 0.00 0.00	1,269.05 215.89 0.00 0.00 0.00 0.00 0.00 0.00
5	11 U.S.C. Sec 503(b)(3) <u>Expenses of Creditors</u> <u>or Committees</u>			
6	11 U.S.C. Sec 503(b)(4) <u>Compensation of Professionals</u> <u>for Creditors or Committees</u>			
7	Other			
	TOTAL	\$3,580.58	\$2,095.64	\$1,484.94

SCHEDULE D**05-41681 APRIL VON BRISCOE****PRIORITY CLAIMS OTHER THAN ADMINISTRATIVE EXPENSES
IN THE FOLLOWING ORDER OF PRIORITY**

	(1) Claim <u>No.</u>	(2) Amount <u>Claimed</u>	(3) Amount <u>Allowed</u>	(4) Amount <u>Paid</u>	(5) Amount <u>Due</u>
1	For Credit Extended Sec 364(e)(1)				
2	Claims from Failure of adequate protection Sec. 307(a)(b)				
3	"Gap Claims" Sec. 507(a)(2)				
4	Wages,etc. Sec. 507(a)(3)				
5	Contributions to benefit plans Sec. 507(a)(4)				
6	Engaged in raising of grain or fisherman Sec. 507(a)(5)				
7	Consumer Deposits Sec. 507(a)(6)				
8	Alimony or Support or Child; Sec. 507(a)(7)				
9	Taxes Sec. 507(a)(8)				

TOTAL ALLOWED PRIORITY CLAIMS: \$0.00

SCHEDULE E 05-41681 APRIL VON BRISCOE

SECURED CLAIMS

Claim <u>No.</u>	<u>Creditor</u>	(1) Amount of <u>Claim</u>	(2) Amount not <u>Determined</u>	(3) Amount <u>Allowed</u>	(4) Amount <u>Paid</u>	(5) Amount <u>Due</u>
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Total of ALLOWED Secured Claims: \$0.00

Total UNSECURED CLAIMS Allowed: \$2,780.62

Eastern District of Texas Claims Register

05-41681 April Von Briscoe

Honorable: Brenda T. Rhoades

Chapter: 7

Office: Sherman

Last Date to file claims: 12/05/2005

Trustee: Christopher Moser

Last Date to file (Govt): 03/06/2006

Creditor: Washington Mutual Card Svcs fka Providian Financial PO Box 10467 Greenville, SC 29603	Claim No: 1 Filed: 01/19/2006 Entered: 01/19/2006	Status: Filed by: CR Entered by: bl Modified:
Unsecured claimed: \$2780.62 Total claimed: \$2780.62		
History: 1-1 01/19/2006 Claim #1 filed by Washington Mutual Card Svcs , total amount claimed: \$2780.62 (bl)		
Description:		
Remarks:		

Claims Register Summary

Case Name: April Von Briscoe

Case Number: 05-41681

Chapter: 7

Date Filed: 04/04/2005

Total Number Of Claims: 1

	Total Amount Claimed	Total Amount Allowed
Unsecured	\$2780.62	
Secured		
Priority		
Unknown		
Administrative		
Total	\$2780.62	\$0.00

PACER Service Center			
Transaction Receipt			
06/08/2006 16:52:51			
PACER Login:	cm1174	Client Code:	
Description:	Claims	Search	05-41681 Filed or Entered From: 5/19/2004 Filed or

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION

IN RE:	§	
	§	CASE NO. 05-41681
APRIL VON BRISCOE	§	(Chapter 7)
	§	
DEBTOR(S)	§	

TRUSTEE'S REPORT OF
PROPOSED FINAL DISTRIBUTIONS

The undersigned trustee of the estate hereby submits to the Court and to the United States Trustee this Report of Proposed Final Distributions.

1. The Court has entered orders which have become final, and which dispose of all objections to claims, all applications for compensation, and all other matters which must be determined by the Court before final distribution can be made.

2. The trustee proposes to make final distribution of the funds of the estate as follows, and will make such distribution upon certification by the U.S. Trustee unless written objection thereto is filed and served on the trustee and on the U.S. Trustee.

05-41681 APRIL VON BRISCOE

1 Balance on hand		\$3,094.85
2 Administrative Expenses to be paid (see attached schedule of payees and amounts)	\$1,484.94	
3 Priority Claims to be paid (see attached schedule of payees and amounts)	\$0.00	
4 Secured Claims to be paid (see attached schedule of payees and amounts)	\$0.00	
5 Unsecured Claims to be paid (see attached schedule of payees and amounts)	\$1,609.91	
6 Miscellaneous distributions to be paid (see attached schedule of payees and amounts) Surplus to Debtor		
7 Total Distributions to be made.	\$3,094.85	
8 Zero Balance		\$0.00

/s/ Christopher J. Moser
Christopher J. Moser
2001 Bryan Street, Suite 1800
Dallas, Texas 75201

PROPOSED DISTRIBUTION

Case Number: 05-41681 BTR
Debtor Name: BRISCOE, APRIL VON

Page 1

Date: June 8, 2006

Claim #	Payee Name	Class	Priority	Amt Claimed * Amt Allowed	Paid to Date	Claim Balance	Proposed Pymt	Funds Remaining
Beginning Balance								\$3,094.85
Claim Type -								
	CHRISTOPHER J. MOSER COMPENSATION	Admin		\$1,269.05 * \$1,269.05	\$0.00	\$1,269.05	\$1,269.05	\$1,825.80
				Percent Paid: 100.0000 %				
	CHRISTOPHER J. MOSER EXPENSES	Admin		\$215.89 * \$215.89	\$0.00	\$215.89	\$215.89	\$1,609.91
				Percent Paid: 100.0000 %				
Subtotal For Claim Type				\$1,484.94 * \$1,484.94	\$0.00	\$1,484.94	\$1,484.94	
Subtotals For Class Administrative				\$1,484.94 * \$1,484.94	\$0.00	\$1,484.94	\$1,484.94	
Claim Type 7100-00 - General Unsecured 726(a)(2)								
00000001	Washington Mutual Card Svcs	Unsec	070	\$2,780.62 * \$2,780.62	\$0.00	\$2,780.62	\$1,609.91	\$0.00
				Percent Paid: 57.8975 %				
Subtotal For Claim Type 7100-00				\$2,780.62 * \$2,780.62	\$0.00	\$2,780.62	\$1,609.91	
Subtotals For Class Unsecured				\$2,780.62 * \$2,780.62	\$0.00	\$2,780.62	\$1,609.91	
<< Totals >>				\$4,265.56 \$4,265.56	\$0.00	\$4,265.56	\$3,094.85	\$0.00

Proposed distribution is dependent on the Court's rulings on administrative expenses, contest of claims, and/or objections made to this proposed distribution.

A. U.S. Department of Housing and Urban Development		B. Type of Loan 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. File Number 7. Loan Number 105003608 8. Mortgage Ins. Case No.	
Settlement Statement			
C. Note:		This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked ("POC") were paid outside the closing: they are shown here for information purposes and are not included in the totals.	
D. Name of Borrower:		Gerald Ridgely, PO Box 116513, Carrollton, TX 75011 Linda Ridgely, PO Box 116513, Carrollton, TX 75011	
E. Name of Seller:		Virgil R. Briscoe, 9416 Presthope Drive, Frisco, TX 75034 Christopher J. Mosher	TIN: TIN:
F. Name of Lender:		Cash	
G. Property Location:		Lot 13, Block A, PRESTMONT #1 I/392 9416 Presthope Drive, Frisco, TX 75035	
H. Settlement Agent:		Reunion Title (972) 731-5525	TIN: 75-2894582
Place of Settlement:		6500 Preston Road, Suite 101, Frisco, TX 75034	
I. Settlement Date:		8/31/05	Proration Date: 8/31/05
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	167,500.00	401. Contract sales price	167,500.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	443.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. School Taxes		409. School Taxes	
110.		410.	
111. Refund of Earnest Money on First Closing	500.00	411.	
112.		412.	
120. Gross amount due from borrower:	168,443.00	420. Gross amount due to seller:	167,500.00
200. Amounts paid by or in behalf of the borrower:		500. Reduction in amount due to seller:	
201. Deposit or earnest money	500.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	5,597.50
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	156,407.53
205.		505. Payoff of second mortgage loan	
206.		506. Delinquent Taxes 01,02,03 & 04 - City	12.28
207.		507. Delinquent Taxes 02, 03 & 04 School	34.67
208.		508. Rick Briscoe	250.00
209.		509. Christopher J. Mosher- Trustee	5,198.02
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes 1/1/05 to 8/31/05		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	500.00	520. Total reduction in amount due seller:	167,500.00
300. Cash at settlement from/to borrower:		600. Cash at settlement from/to seller:	
301. Gross amount due from borrower (line 120)	168,443.00	601. Gross amount due to seller (line 420)	167,500.00
302. Less amount paid by/for borrower (line 220)	500.00	602. Less total reduction in amount due seller (line 520)	167,500.00
303. CASH (X)FROM ()TO BORROWER	167,943.00	603. CASH ()FROM ()TO SELLER	0.00

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required by law to provide Reunion Title (972) 731-5525 with your correct taxpayer identification number:

If you do not provide Reunion Title (972) 731-5525 with your correct taxpayer identification number, you may be subject to civil or criminal penalties:

Virgil R. Briscoe

L. Settlement Charges		File Number: 205002508	
700.	Total sales/broker commission based on : \$167,500.00= \$3,000.00	Paid From	Paid From
	Division of commission (line 700) as follows:	Borrower's	Seller's
701.	\$3,000.00 to Michael Craven	Funds at	Funds at
702.		Settlement	Settlement
703.	Commission paid at settlement \$3,000.00		3,000.00
704.			
705.	THE FOLLOWING PERSONS, FIRMS OR CORPORATIONS RECEIVED A PORTION		
706.	OF THE REAL ESTATE COMMISSION SHOWN ABOVE:		
707.			
708.			
800.	Items payable in connection with loan		
801.	Loan origination fee		
802.	Loan discount		
803.	Appraisal fee		
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage insurance application fee		
807.	Assumption fee		
808.	Administration Fee		
809.	Processing Fee		
810.	Underwriting fee		
811.	Tax Service Fee		
812.	Flood Certification Fee		
813.	Courier/Messenger Fee		
814.	Document Preparation Fee		
815.	Trustee		
816.			
817.			
818.			
900.	Items required by lender to be paid on advance		
901.	Interest from		
902.	Mortgage insurance premium for		
903.	Hazard insurance premium for		
904.			
905.			
1000.	Reserves deposited with lender		
1001.	Hazard insurance		
1002.	Mortgage insurance		
1003.	City property taxes		
1004.	County property taxes		
1005.	Annual assessments (maint.)		
1006.	School taxes		
1007.	All Taxes		
1008.			
1009.	Aggregate Adjustment		
1100.	Title charges		
1101.	Settlement or closing fee		
1102.	Abstract or title search		
1103.	Title examination		
1104.	Title insurance binder		
1105.	Document preparation to Luna & Luna		250.00
1106.	Notary fees		
1107.	Attorney's fees to		
	includes above items no.:		
1108.	Title insurance to Reunion Title		1,244.00
	includes above items no.:		
1109.	Lender's coverage		
1110.	Owner's coverage \$167,500.00 \$1,244.00		
1111.	State of Texas Owners Policy Gua to Reunion		1.00
1112.	State of Texas Mortgagees Policy Guaranty fee		
1113.			
1114.	Lender's (2nd), Lia amt: \$		
1115.	Escrow Fee to Reunion Title	250.00	
1116.	Tax Certificates to Preferred Tax Service		46.50
1117.			
1118.	Restrictions		
1119.	Copy / Fax Fees		
1120.	Document Review		
1200.	Government recording and transfer charges		
1201.	Recording fees: Deed \$18.00 Release \$36.00	18.00	36.00
1202.	City/county tax/stamps:		
1203.	State tax/stamps:		
1204.			
1205.	Delinquent Fees for HOA to Prestmont Estates HOA		20.00
1206.	Home Inspection		

1300. Additional settlement charges			
1301.	Survey		
1302.	Pest inspection		
1303.	Warranty		
1304.	Working Capital / Capital Funding		
1305.	Reimburse HOA Resale Cert		
1306.	HOA Transfer Fee to Prestmont Estates HOA	100.00	
1307.	July 1 2005 Dues for one year to Prestmont Estates HOA	75.00	
1308.	Judgement- Partial Release to John O. Lochridge, Jr.		500.00
1309.	Judgment- Partial Release to Mike Wilson		500.00
1400.	Total settlement charges (entered on lines 103, section J and 502, section K)	443.00	5,597.50

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all rece and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of HUD-1 Settlement Statement.

Gerald Ridgely

Linda Ridgely

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Reunion Title

SELLER'S AND/OR PURCHASER'S STATEMENT Seller's and Purchaser's signature hereon acknowledges his/her approval of tax proration and signifies their understanding that proration was based on taxes for the preceding year, or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Seller and Purchaser; likewise any default in delinquent taxes will be reimbursed to Title Company by the Seller.

Title Company, in its capacity as Escrow Agent, is and has been authorized to deposit all funds it receives in this transaction in any financial institution, whether affiliated or not. Such financial institution may provide Title Company computer accounting and audit services directly or through a separate entity which, if affiliated with Title Company, may charge the financial institution reasonable and proper compensation therefore and retain any profits therefrom. Any escrow fees paid by any party involved in this transaction shall only be for checkwriting and input to the computers, but not for aforesaid accounting and audit services. Title Company shall not be liable for any interest or other charges on the earnest money and shall be under no duty to invest or reinvest funds held by it at any time. Sellers and Purchasers hereby acknowledge and consent to the deposit of the escrow money in financial institutions with which Title Company has or may have other banking relationships and further consent to the retention by Title Company and/or its affiliates of any and all benefits (including advantageous interest rates on loans) Title Company and/or its affiliates may receive from such financial institutions by reason of their maintenance of said escrow accounts.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Gerald Ridgely

Linda Ridgely

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18, U.S. Code Section 1001 and Section 1010.

Virgil R. Briscoe

Christopher J. Moser, Trustee
Christopher J. Moser, Trustee

Christopher J. Moser, Trustee
9/1/05

Date

Virgil R. Briscoe

Christopher J. Moser, Trustee
Christopher J. Moser, Trustee